

170-25-0111

THE STATE OF TEXAS

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COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS:

THAT Wah Chang Smelting & Refining Company of America, Inc., a corporation, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to it paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Port of Houston Authority of Harris County, Texas (formerly Harris County Houston Ship Channel Navigation District), Grantee, the following described real property in Harris County, Texas, to-wit:

TRACT NO. 1:

A 109.828 acre tract or parcel of land, being a part of that certain tract of land called 108.4286 acres and described in deed dated March 28, 1949, from J. H. Hirst, Trustee, to Wah Chang Smelting & Refining Company of America, Inc., Volume 4458, Pages 261-266, Harris County Deed Records, said land being in the Richard & Robert Vince League, Abstract 76, Harris County, Texas, said 109.828 acre tract or parcel being more particularly described by metes and bounds as follows:

COMMENCING at a point on the East right-of-way line of Haden Road at its intersection with the South right-of-way line of the North Shore Railroad of Missouri Pacific Railroad Company, said point being the Northwest corner of a 145.903 acre tract of land conveyed by the Estate of R. E. Brooks to J. F. Hedding, Trustee, by deed dated August 2, 1945, and recorded in Volume 1395, Page 540 of the Harris County Deed Records;

THENCE South 89° 55' East along the North line of the aforesaid 145.903 acre tract, a distance of 3,823.9 feet to a concrete monument found at the Northeast corner of the aforesaid 145.903 acre tract for the Point of Beginning of the 109.828 acre tract of land herein described, said Point of Beginning also being located in

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the South right-of-way line of the aforesaid North Shore Railroad;

THENCE South $89^{\circ} 55'$ East along the South line of aforesaid North Shore Railroad, 319.95 feet to a 1 1/4 inch iron pipe set at the P.C. of a curve to the left;

THENCE around said curve to the left having a chord bearing North $81^{\circ} 42'$ East, a distance of 374.62 feet with an arc length of 376.02 feet and a central angle of $16^{\circ} 46'$ to a 1 1/4 inch iron pipe set on said curve at its point of intersection with the South line of the North Shore Railroad Ordnance Depot Spur;

THENCE South $89^{\circ} 55'$ East along the South line of the North Shore Railroad Ordnance Depot Spur, 818.1 feet to a 1 1/4 inch iron pipe set on said line for the Northeast corner of the herein described 109.828 acre tract, said corner also being the Northwest corner of that certain 345.339 acre tract of land conveyed by the Estate of J. R. Horrigan to Harris County Houston Ship Channel Navigation District by deed dated September 21, 1951 and recorded in Volume 2349, Page 429 of the Harris County Deed Records,* said point also being the Northwest corner of a certain 60 foot wide easement described in Volume 4458, Page 266, Harris County Deed Records;

THENCE South $00^{\circ} 39' 20''$ West along the common line of the East boundary line of the herein described 109.828 acre tract and the West boundary line of the adjoining aforesaid 345.339 acre Navigation District tract, at 60 feet past a 1 1/4 inch iron pipe set on said common line for the Southwest corner of the aforementioned 60 foot wide easement, and continuing for a total distance of 3,244.29 feet to a 1 1/4 inch iron pipe set on the North line of the Harris County Houston Ship Channel Navigation District 100 foot wide right-of-way for the Southeast corner of the herein described 109.828 acre tract;

THENCE North $89^{\circ} 34' 48''$ West along the North line of said Harris County Houston Ship Channel Navigation District 100 foot wide right-of-way, 939.40 feet to a 1 1/4 inch iron pipe set on said line at the P.C. of a curve to the right;

THENCE around said curve to the right having a chord bearing North $85^{\circ} 54' 44''$ West, a distance of 529.02 feet with an arc length of 529.40 feet and a central angle of $07^{\circ} 20'$ to a concrete monument and iron stake, side by side, found on said curve for the Southwest corner of the herein described 109.828 acre tract;

THENCE North 00° 05' West along the common line on the West boundary line of the herein described 109.828 acre tract and the East boundary line of the adjoining aforesaid 145.903 acre J. F. Hedding, Trustee, Tract, a distance of 3,147.06 feet to the Point of Beginning, containing 109.828 acres, more or less, of land.

TRACT NO. 2:

A 17.860 acre tract or parcel of land, being a part of that certain tract of land called 108.4286 acres and described in deed dated March 28, 1949, from J. H. Hirst, Trustee, to Wah Chang Smelting & Refining Company of America, Inc., Volume 4458, Pages 261-266, Harris County Deed Records, said land being in the Richard & Robert Vince League, Abstract 76, Harris County, Texas, said 17.860 acre tract or parcel being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of the aforesaid 109.828 acre Tract No. 1 hereinbefore described, said corner being a point in the North right-of-way line of that certain 100 foot wide railroad right-of-way conveyed by the Estate of R. E. Brooks to Harris County Houston Ship Channel Navigation District by deed dated August 6, 1941, and recorded in Volume 1219, Page 626 of the Harris County Deed Records:

THENCE South 00° 39' 20" West along the southward extension of the East line of the aforesaid 109.828 acre tract of land, across the aforesaid Navigation District 100 foot wide railroad right-of-way, a distance of 100 feet to the Northeast corner of that certain 0.2249 acre tract of land conveyed by J. H. Hirst, Trustee, to Harris County Houston Ship Channel Navigation District by deed dated December 14, 1960, and recorded in Volume 4239, Page 56 of the Harris County Deed Records;

THENCE South 00° 39' 20" West along the East line of aforesaid 0.2249 acre tract, a distance of 70 feet (previously called 53 feet) to the Southeast corner of the aforesaid 0.2249 acre tract for the Point of Beginning of the 17.860 acre tract of land herein described;

THENCE continuing South 00° 39' 20" West along the common line of the East boundary line of the herein described 17.860 acre tract and the West boundary line of the adjoining aforesaid 345.339 acre Navigation District tract, a distance of 1,068.40 feet to a 1 1/4 inch iron pipe set on the Northeasterly line of the Harris

County Houston Ship Channel Navigation District 225 foot wide right-of-way for the Southeast corner of the herein described 17.860 acre tract:

THENCE North $50^{\circ} 21' 12''$ West along the North-easterly line of the Harris County Houston Ship Channel Navigation District 225 foot wide right-of-way 1,846.4 feet to a 1 inch iron pipe set on said line at its intersection with the South line of the aforesaid Harris County Houston Ship Channel Navigation District 100 foot wide right-of-way for the West corner of the herein described 17.860 acre tract, said point being located in a curve to the left on the South right-of-way line of the aforementioned Harris County Houston Ship Channel Navigation District 100 foot wide right-of-way:

THENCE along said curve to the left having a chord bearing South $34^{\circ} 39' 16''$ East, a distance of 498.66 feet with an arc length of 499.29 feet and a central angle of $99^{\circ} 51'$ along the South line of aforesaid Navigation District 100 foot wide right-of-way to a 1 1/4 inch iron pipe set at the P.T. of said curve:

THENCE South $89^{\circ} 34' 48''$ East along the South line of the aforesaid Harris County Houston Ship Channel Navigation District 100-foot wide right-of-way, 617.05 feet to a 1 1/4 inch iron pipe set at an angle point on said line, said angle point being the West corner of the aforesaid 0.2249 acre Navigation District Tract;

THENCE South $79^{\circ} 35' 38''$ East along the common line of the North boundary line of the 17.860 acre tract herein described and the South boundary line of the aforesaid 0.2249 acre Navigation District Tract, a distance of 325.71 feet to the Point of Beginning and containing 17.860 acres, more or less, of land.

Provided, however, that this conveyance to Grantee shall include all reversions and rights of entry ^{if any} in Grantor

in a 100 foot wide strip of land lying between the aforesaid 109.328 acre and the 17.860 acre tracts of land, described in deed from the Estate of R. E. Brooks, deceased, to Harris County Houston Ship Channel Navigation District, dated August 6, 1941, and recorded in Volume 1219, Page 626, Harris County Deed Records.

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There is excepted from and specifically reserved
to Grantor, its successors and assigns, an undivided one-half
(1/2) of all the oil, gas and other minerals in and under
and that may be produced from the above described property.

TO HAVE AND TO HOLD the above described premises,
together with all and singular the ~~rights~~ and appurtenances
thereto in anywise belonging unto the said Grantee, its
successors and assigns forever, and Grantor does bind itself,
its successors and assigns to warrant and forever defend all
and singular the said premises unto the said Grantee, its
successors and assigns, against every person whomsoever
lawfully claiming or to claim the same or any part thereof,
subject to any and all restrictions, covenants, conditions
and easements, if any, relating to the hereinabove described
property, but only to the extent that they are still in
effect, shown of record in the Records of Harris County, Texas,
and all zoning laws, regulations and ordinances of municipal
and/or governmental authorities, if any, but only to the extent
that they are still in effect, relating to the hereinabove
described property.

EXECUTED this 2 day of January, 1973.

WAH CHANG SMELTING & REFINING
COMPANY OF AMERICA, INC.

By Howard R. Hughes
Howard R. Hughes, Secretary

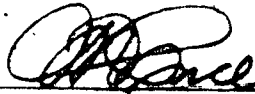
170-25-0116

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared HOWARD R. HUGHES, Secretary of Wah Chang Smelting & Refining Company of America, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of the said Wah Chang Smelting & Refining Company of America, Inc.

GIVEN under my hand and seal of office this 2nd day of March, 1971.


Notary Public in and for
Harris County, TEXAS

Return to:

Port of Houston Authority
1519 Capital

P.O. Box 2562

Houston Texas 77001

COUNTY CLERK
HARRIS COUNTY, TEXAS

[Signature]



NOV 8 1973

FILED RECORDS OF DEED PROPERTY OF HARRIS COUNTY, TEXAS ON
NOV 8 1973 AND WAS RECORDED IN THE OFFICE OF
THE COUNTY CLERK OF HARRIS COUNTY, TEXAS ON
NOV 8 1973

STATE OF TEXAS
COUNTY OF HARRIS

17C-25-0117